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ABBREVIATIONS

ABBREV	DESCRIPTION
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ARCH	ARCHITECTURAL

ABBREV	DESCRIPTION
BD	BOARD
CLG	CEILING
CLR	CLEAR(ANCE)
CLT	CROSS-LAMINATED TIMBER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS

ABBREV	DESCRIPTION
D	DEPTH
DIA	DIAMETER
DN	DOWN
DTL	DETAIL
DWG	DRAWING

ABBREV	DESCRIPTION
E	EAST
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL

ABBREV	DESCRIPTION
FT	FEET

ABBREV	DESCRIPTION
GA	GAUGE
GC	GENERAL CONTRACTOR
GLULAM	GLUE LAMINATED TIMBER
GWB	GYPSUM WALLBOARD
GYP BD	GYPSUM BOARD

ABBREV	DESCRIPTION
HT	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING

ABBREV	DESCRIPTION
INFO	INFORMATION
JAN	JANITOR

ABBREV	DESCRIPTION
LAM	LAMINATE
LAV	LAVATORY

ABBREV	DESCRIPTION
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, & PLUMBING
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS

ABBREV	DESCRIPTION
N	NORTH
NIC	NOT IN CONTRACT
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE

ABBREV	DESCRIPTION
OC	ON CENTER
OPP	OPPOSITE

ABBREV	DESCRIPTION
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH

ABBREV	DESCRIPTION
PT	PAINTED
PVC	POLYVINYL CHLORIDE
R	RADIUS
REF	REFER TO
REQ'D	REQUIRED
RM	ROOM

ABBREV	DESCRIPTION
S	SOUTH
SCHED	SCHEDULED
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL

ABBREV	DESCRIPTION
TYP	TYPICAL

ABBREV	DESCRIPTION
UON	UNLESS OTHERWISE NOTED

ABBREV	DESCRIPTION
VERT	VERTICAL

ABBREV	DESCRIPTION
W	WIDTH, WEST, WIDE
W/	WITH
WC	WATER CLOSET
WD	WOOD

ARCH MATERIAL SYMBOLS

	LIMESTONE
	CLT / GLULAM
	EARTH, COMPACT FILL
	MILLWORK / CASEWORK
	CONCRETE
	GYPSUM WALL BOARD
	RIGID INSULATION
	MINERAL WOOL INSULATION
	BRICK VENEER
	ALUMINUM
	STEEL, OTHER METALS

ARCH DRAWING SYMBOLS

	CENTERLINE
	ELEVATION
	DETAIL SECTION
	BUILDING SECTION
	CEILING TAG
	CEILING TAG W/ HEIGHT
	LEVEL / SPOT ELEVATION MARKER
	WALL TYPE TAG

ARCH GENERAL NOTES

- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT & WEATHERTIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY BIDDING OR ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS. SHOULD THE CONTRACTOR TAKE EXCEPTION TO THESE DETAILS, THE GC SHALL NOTIFY THE ARCHITECT PRIOR TO BIDDING. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE GC SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND VERIFY ALL DIMS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UON. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS; ALL DIMS SHALL HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES ARE FOUND, THE GC SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING WORK.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED. ALL ARE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS/BASEES, AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MFR. DEVIATION OF THE FOREMENTIONED REQ'S SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

No.	Description	Date
01	ISSUE FOR SCHEMATIC DESIGN	2020.10.13
02	ISSUE FOR DESIGN DEVELOPMENT	2020.12.17

NOT FOR CONSTRUCTION

Melrose Community Center

DRAWING INDEX

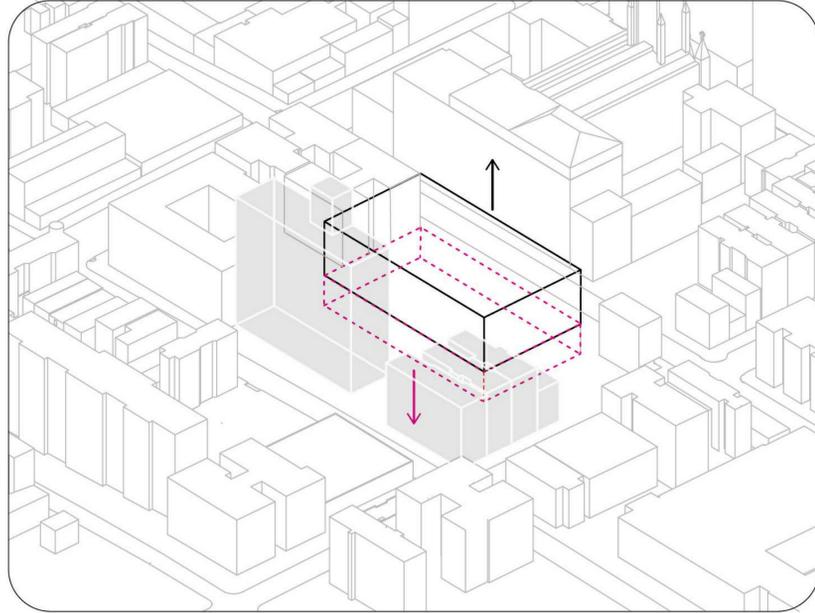
Project number	001
Date	DECEMBER 17, 2020
Drawn by	SYNCING
Checked by	AT IV Consultant Team

T001

Scale NOT TO SCALE

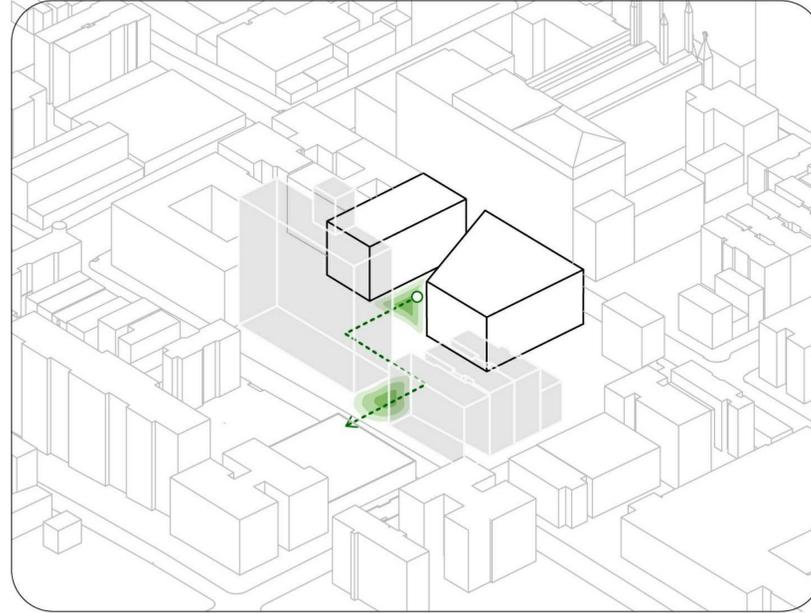
DESIGN PROCESS

VOLUMETRIE



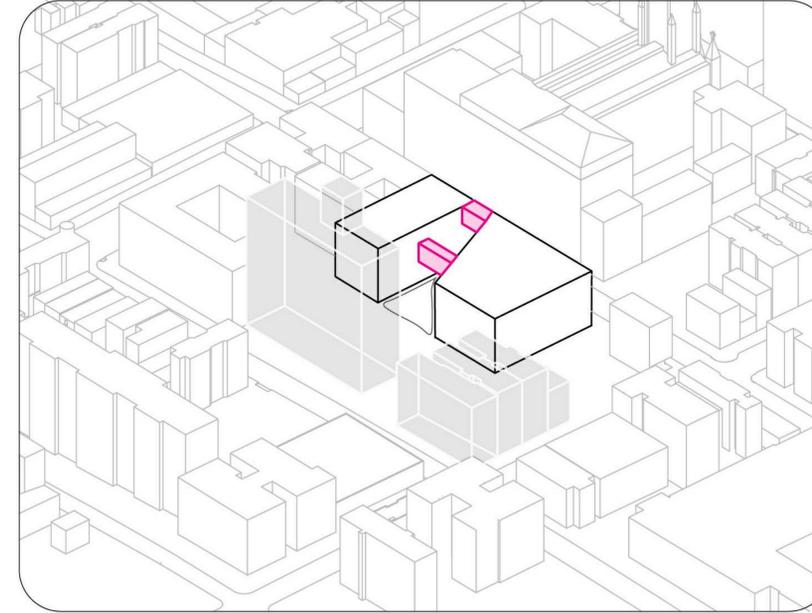
Excavation of 30 ft below ground level and extrusion of 50 ft above ground level.

CONNECTIVITY



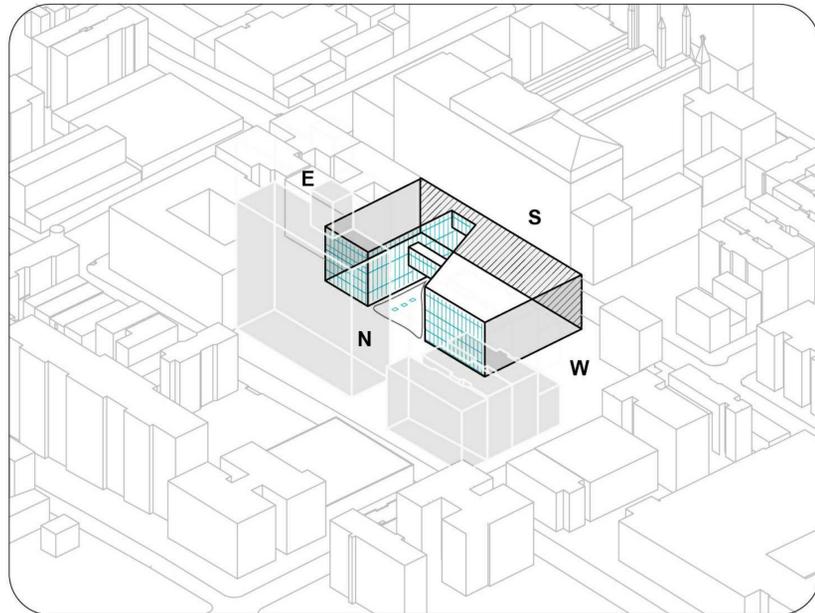
Split of volume in two and insertion of a green courtyard that echos to another green park on site.

CIRCULATION



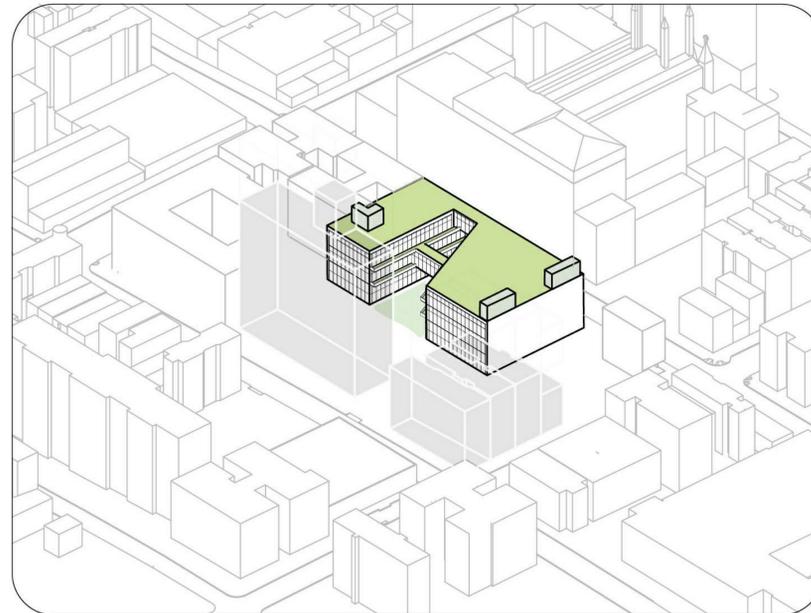
Truss bridges on second and third level connects both volumes and allow flexible circulation patterns.

FACADES



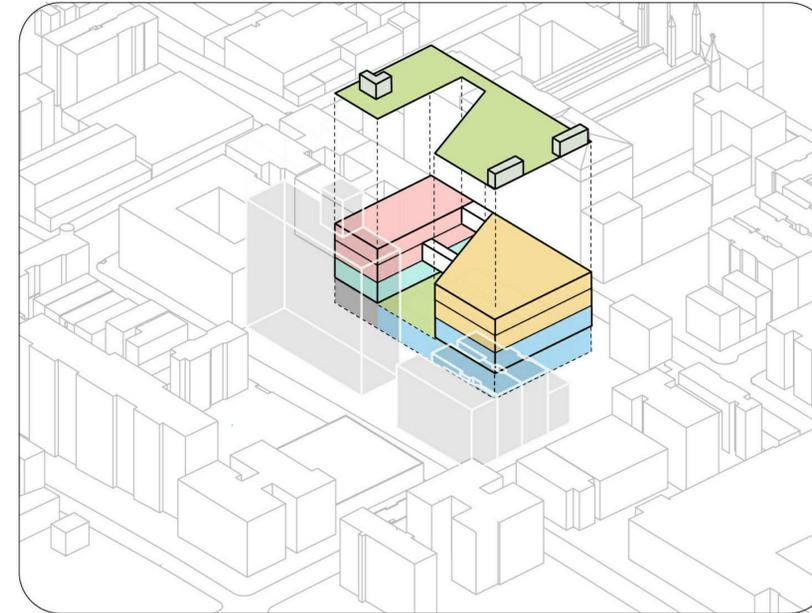
Opaque facade on east/west, side of the building, semi-opaque facade towards the south and fully glazed towards north and within courtyard.

BIOPHILIA



Biophilic design featuring native landscaping, green balconies and a rooftop community garden.

PROGRAM



- Athletics
- Lobby
- Arts
- BOH
- Community
- Outdoors



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Melrose Community Center
 CONCEPT DIAGRAM

Project number 001
 Date DECEMBER 17, 2020
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T004

Scale NOT TO SCALE

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Rated Wall Types & Notes

- A1: 1-Hour Rated Interior Wall, GWB on Metal Stud
- A2: 2-Hour Rated Interior Wall, GWB on Metal Stud
- B3: 3-Hour Rated Party Wall, Brick Masonry on CMU
- C2: 2-Hour Rated Core Wall, GWB on CMU

A. REFER TO SHEET A700 FOR RATED WALL TYPE DETAILS.
 B. REFER TO ENCLOSURES DRAWINGS FOR FACADE WALLS AT NORTH, SOUTH, AND COURTYARD FACADES.

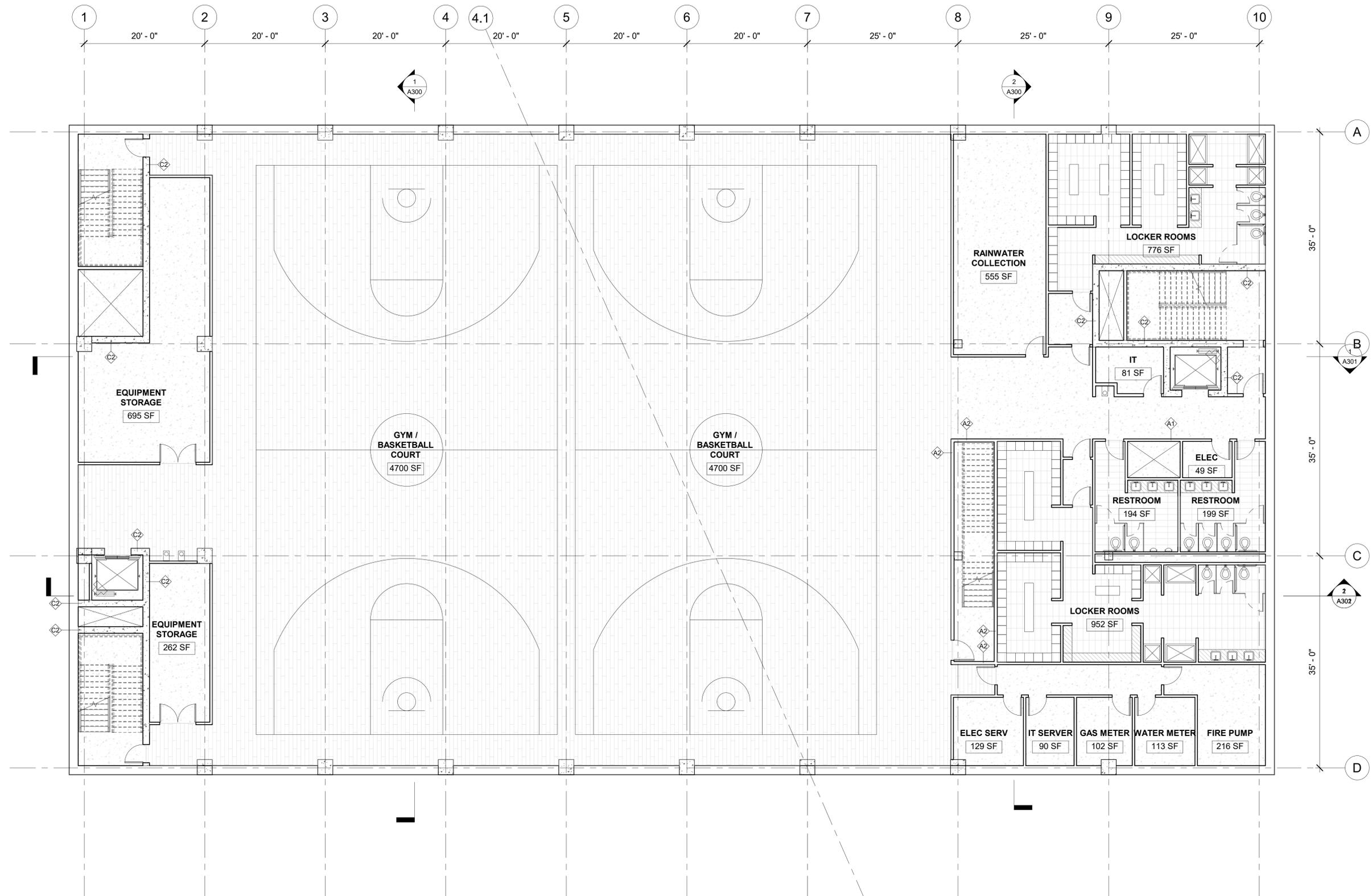
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Melrose Community Center
FLOOR PLAN - CELLAR

Project number 001
 Date DECEMBER 17, 2020
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A100.C1
 Scale 1/8" = 1'-0"



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A. REFER TO SHEET A700 FOR RATED WALL TYPE DETAILS.
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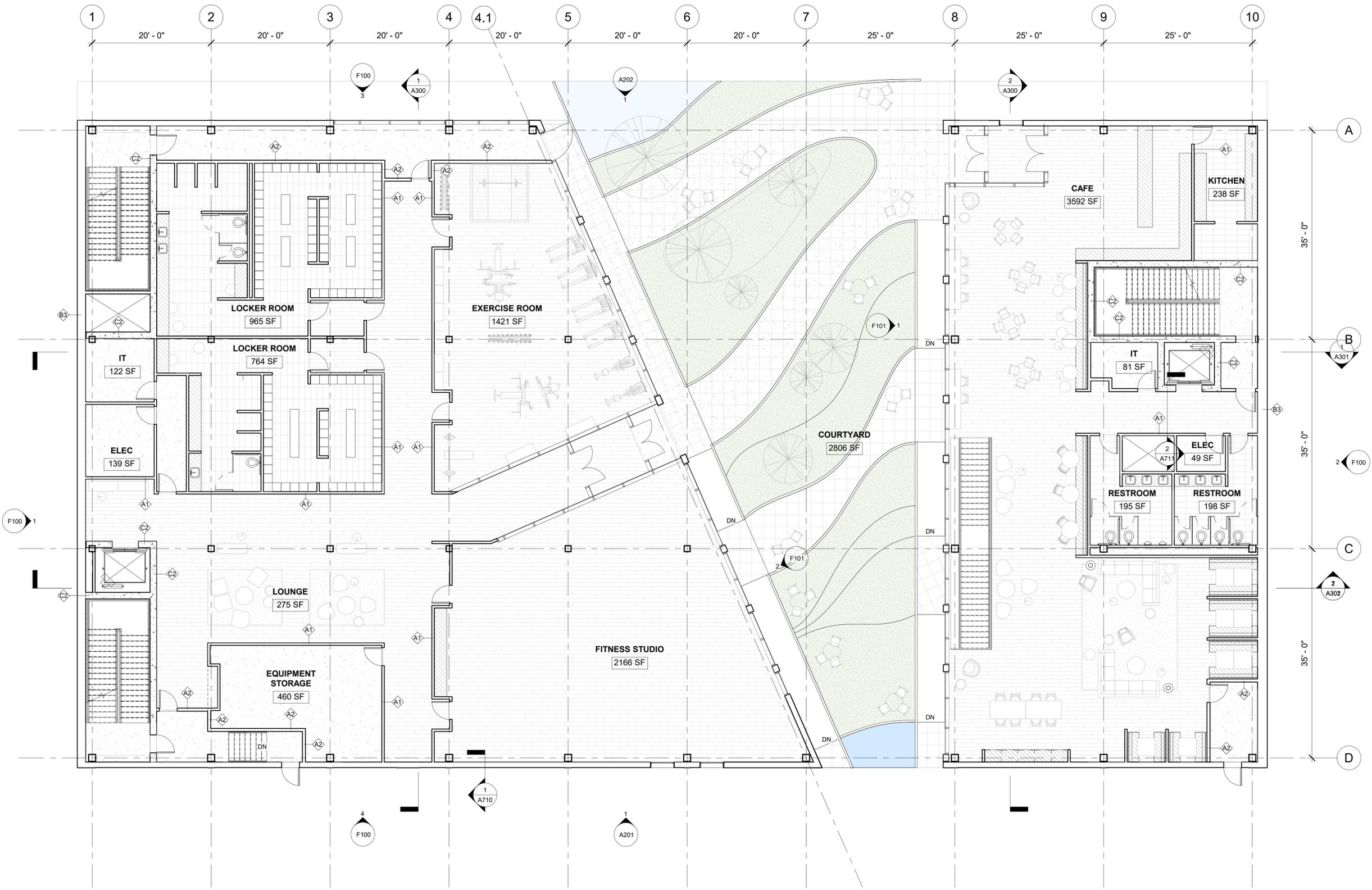
NOT FOR CONSTRUCTION

Melrose Community Center
FLOOR PLAN - LEVEL 1

Project number 001
 Date DECEMBER 17, 2020
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 Checked by AT IV Consultant Team

A101

Scale 1/8" = 1'-0"



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Rated Wall Types & Notes

- Ⓐ1: 1-Hour Rated Interior Wall, G/WB on Metal Stud
- Ⓐ2: 2-Hour Rated Interior Wall, G/WB on Metal Stud
- Ⓑ3: 3-Hour Rated Party Wall, Brick Masonry on CMU
- Ⓒ2: 2-Hour Rated Core Wall, G/WB on CMU

A. REFER TO SHEET A700 FOR RATED WALL TYPE DETAILS.
 B. REFER TO ENCLOSURES DRAWINGS FOR FACADE WALLS AT NORTH, SOUTH, AND COURTYARD FACADES.

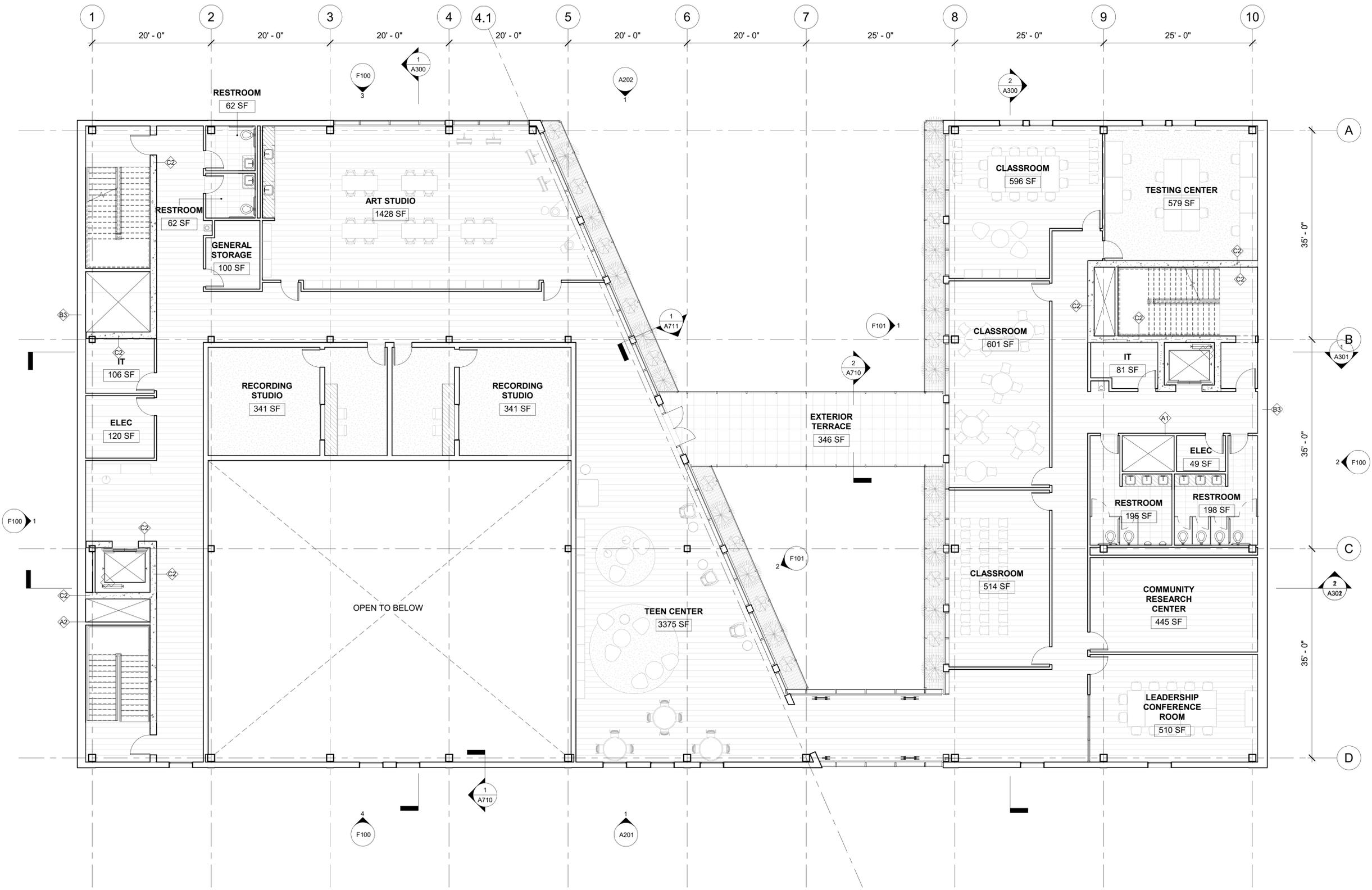
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01	ISSUE FOR SCHEMATIC DESIGN	2020.10.13
02	ISSUE FOR DESIGN DEVELOPMENT	2020.12.17

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Melrose Community Center
FLOOR PLAN - LEVEL 3

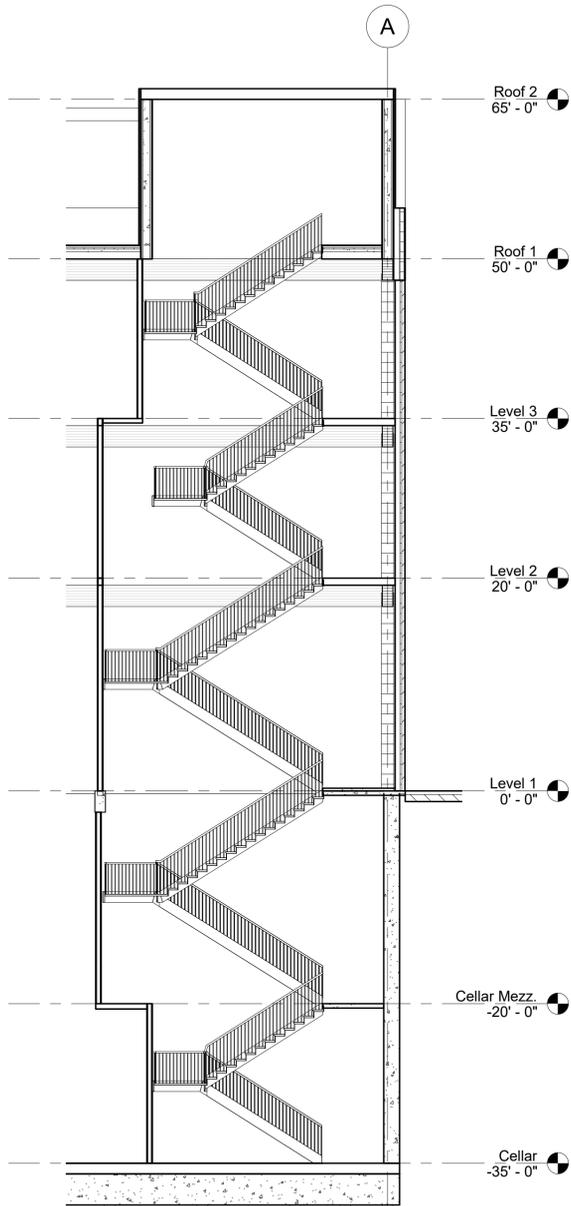
Project number 001
 Date DECEMBER 17, 2020
 Drawn by SYNCING
 Checked by AT IV Consultant Team

A103
 Scale 1/8" = 1'-0"

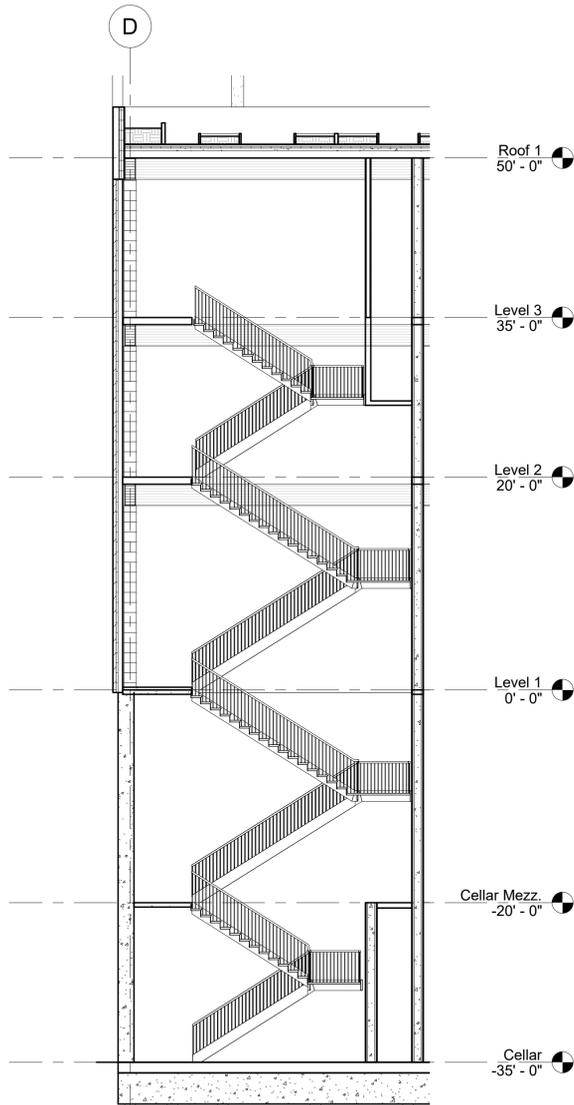


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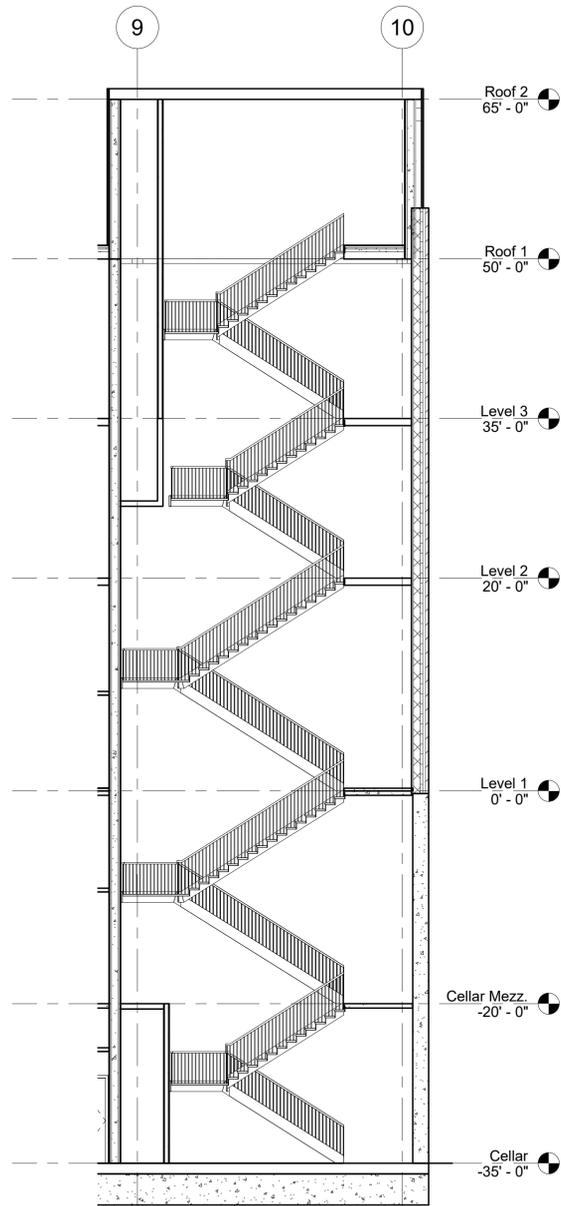
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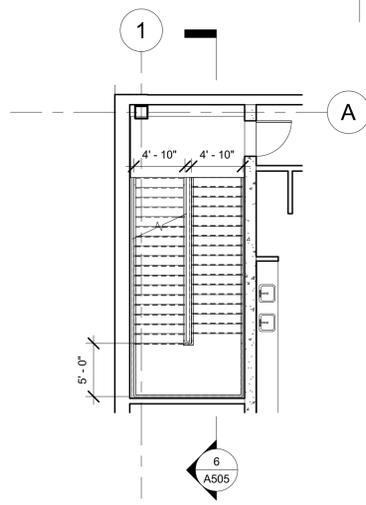
6 Egress Section - Stair A
 1/8" = 1'-0"



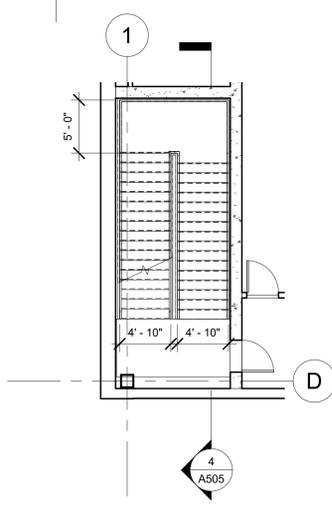
4 Egress Section - Stair B
 1/8" = 1'-0"



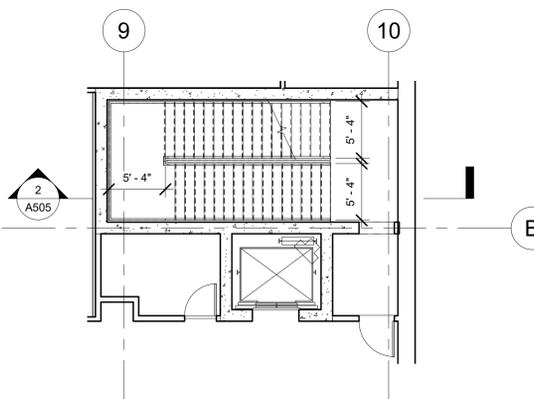
2 Egress Section - Stair C
 1/8" = 1'-0"



5 Egress - Exit Stair A
 1/8" = 1'-0"



3 Egress - Exit Stair B
 1/8" = 1'-0"



1 Egress - Exit Stair C
 1/8" = 1'-0"

Egress Capacity: Cellar							
Stair/Door	Clear Stair Width	Stair Occ. Factor	Stair Occ. Total	Clear Door Width	Door Occ. Factor	Door Occ. Total	Capacity
A	58	0.3	193	40	0.2	200	193
B	58	0.3	193	40	0.2	200	193
C	64	0.3	213	40	0.2	200	200
D	60	0.3	200	40	0.2	200	200
Total							786

Egress Capacity: Cellar Mezzanine							
Stair/Door	Clear Stair Width	Stair Occ. Factor	Stair Occ. Total	Clear Door Width	Door Occ. Factor	Door Occ. Total	Capacity
C	64	0.3	213	40	0.2	200	200
D	60	0.3	200	40	0.2	200	200
Total							400

Egress Capacity: Level 1							
Stair/Door	Clear Stair Width	Stair Occ. Factor	Stair Occ. Total	Clear Door Width	Door Occ. Factor	Door Occ. Total	Capacity
A	58	0.3	193	40	0.2	200	193
B	58	0.3	193	40	0.2	200	193
C	64	0.3	213	40	0.2	200	200
D	60	0.3	200	40	0.2	200	200
Total							786

Egress Capacity: Level 2							
Stair/Door	Clear Stair Width	Stair Occ. Factor	Stair Occ. Total	Clear Door Width	Door Occ. Factor	Door Occ. Total	Capacity
A	58	0.3	193	40	0.2	200	193
B	58	0.3	193	40	0.2	200	193
C	64	0.3	213	40	0.2	200	200
Total							586

Egress Capacity: Level 3							
Stair/Door	Clear Stair Width	Stair Occ. Factor	Stair Occ. Total	Clear Door Width	Door Occ. Factor	Door Occ. Total	Capacity
A	58	0.3	193	40	0.2	200	193
B	58	0.3	193	40	0.2	200	193
C	64	0.3	213	40	0.2	200	200
Total							586

Egress Capacity: Roof							
Stair/Door	Clear Stair Width	Stair Occ. Factor	Stair Occ. Total	Clear Door Width	Door Occ. Factor	Door Occ. Total	Capacity
A	58	0.3	193	40	0.2	200	193
C	64	0.3	213	40	0.2	200	200
Total							393

No.	Description	Date
01	ISSUE FOR SCHEMATIC DESIGN	2020.10.13
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NOT FOR CONSTRUCTION

**Melrose Community Center
 EGRESS SECTIONS**

Project number 001
 Date DECEMBER 17, 2020
 Drawn by SYNCING
 Checked by AT IV Consultant Team

A505

Scale 1/8" = 1'-0"

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Reflected Ceiling Plan Legend

- LED Downlight - 6" Round
- Fluorescent Light Fixture - 24" x 34" Square
- Vibra Duo Ceiling Lamp
- Cove Light (Wall Washer) - Length Varies
- LED Strip Downlight - Length Varies
- LED Strip Pendant - Length Varies
- Vibra Slim Pendant
- LED Pendant Light - 6" Round
- LED Pendant Light - 2" Round
- Mood Random Pendant Light - Large
- Mood Random Pendant Light - Small
- Wall Sconce
- ⌵ Ceiling Height Change
- Sprinkler Head
- ☼ Smoke / CO Detector
- ⊞ Exit Sign
- ⊞ Supply Diffuser
- ⊞ Return Diffuser
- ⊞ Supply Diffuser - Round
- ⊞ Return Diffuser - Round

A. REFER TO SHEET A720 FOR CEILING DETAILS.
 B. REFER TO MECHANICAL DRAWINGS FOR HVAC LAYOUTS.

No.	Description	Date
01	ISSUE FOR SCHEMATIC DESIGN	2020.10.13
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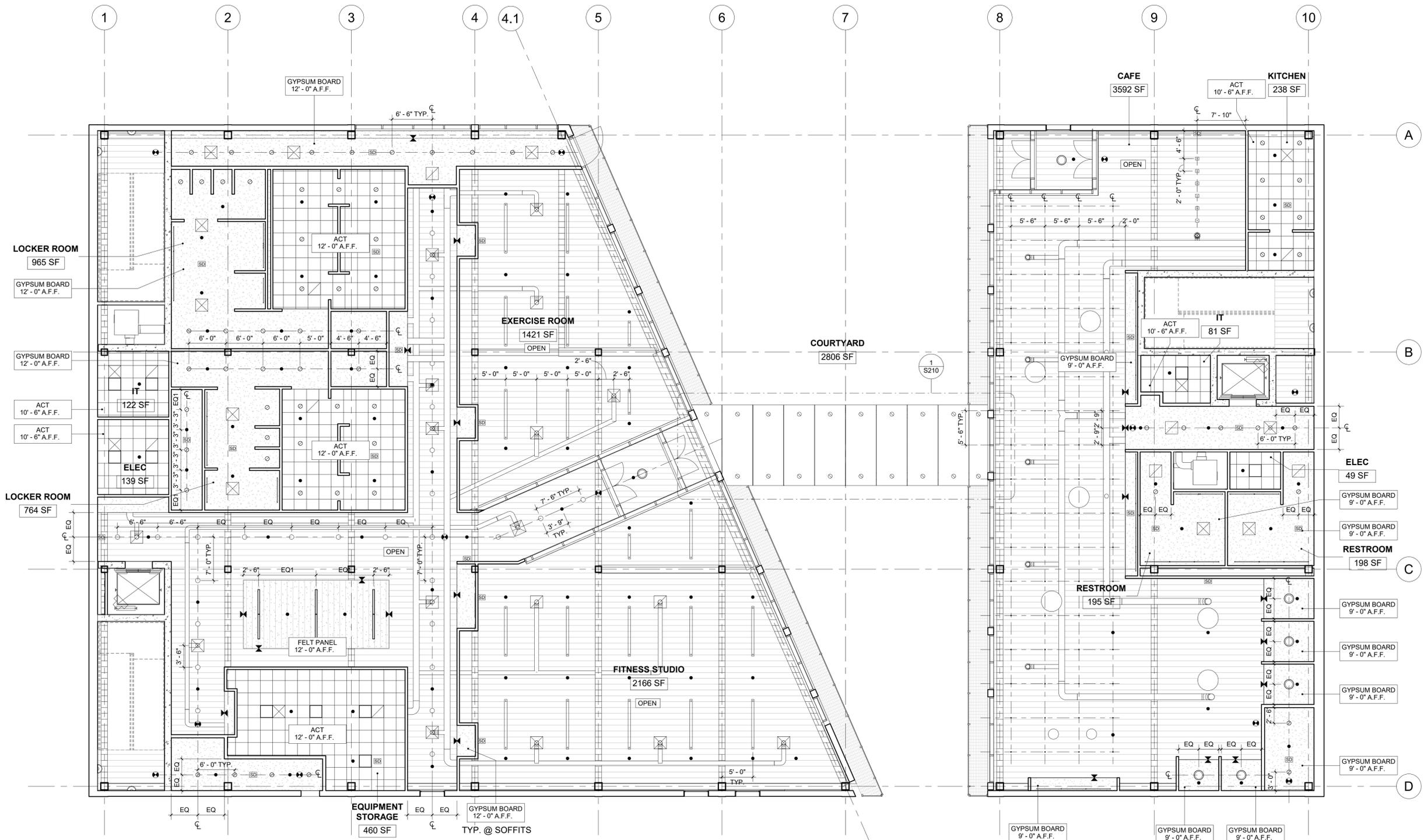
Melrose Community Center
REFLECTED CEILING PLAN
- LEVEL 1

Project number 001
 Date DECEMBER 17, 2020
 Drawn by SYNCING
 Checked by AT IV Consultant Team

A601

Scale 1/8" = 1'-0"

12/16/2020 8:55:31 PM



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RCP / Electrical Lighting Legend

- LED Downlight - 6" Round
- Fluorescent Light Fixture - 24" x 24" Square
- Vibia Duo Ceiling Lamp
- Cove Light (Wall Washer) - Length Varies
- LED Strip Downlight - Length Varies
- LED Strip Pendant - Length Varies
- Vibia Slim Pendant
- LED Pendant Light - 6" Round
- LED Pendant Light - 2" Round
- Mood Random Pendant Light - Large
- Mood Random Pendant Light - Small
- △ Wall Sconce
- ✕ Ceiling Height Change
- Sprinkler Head
- SD Smoke / CO Detector
- ⊕ Exit Sign
- ⊗ Supply Diffuser
- ⊖ Return Diffuser
- ⊙ Supply Diffuser - Round
- ⊙ Return Diffuser - Round
- Lighting Wire Connectors

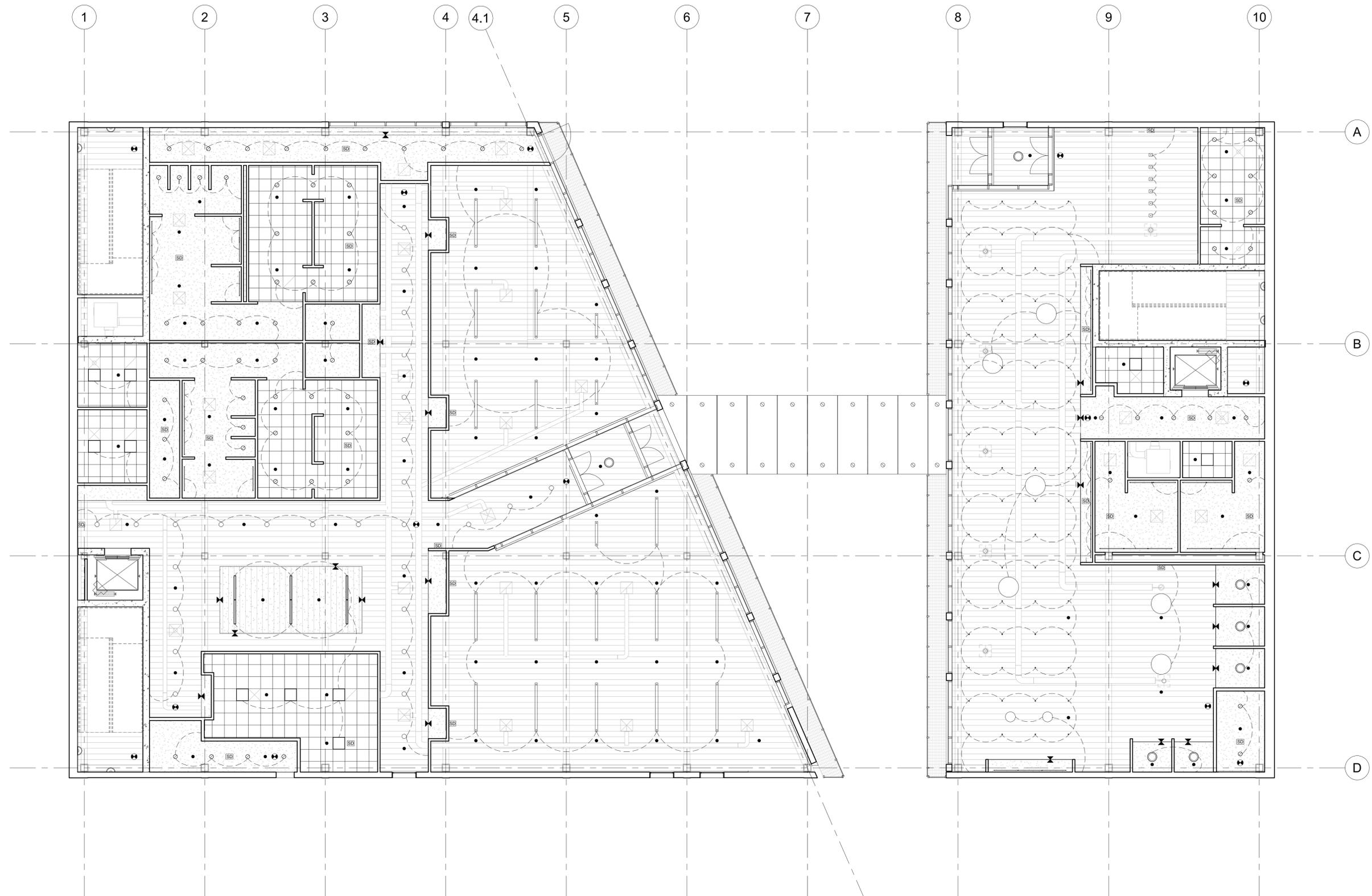
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01	ISSUE FOR SCHEMATIC DESIGN	2020.10.13
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NOT FOR CONSTRUCTION

Melrose Community Center
ELEC LIGHT SWITCH
DIAGRAM - LEVEL 1

Project number 001
 Date DECEMBER 17, 2020
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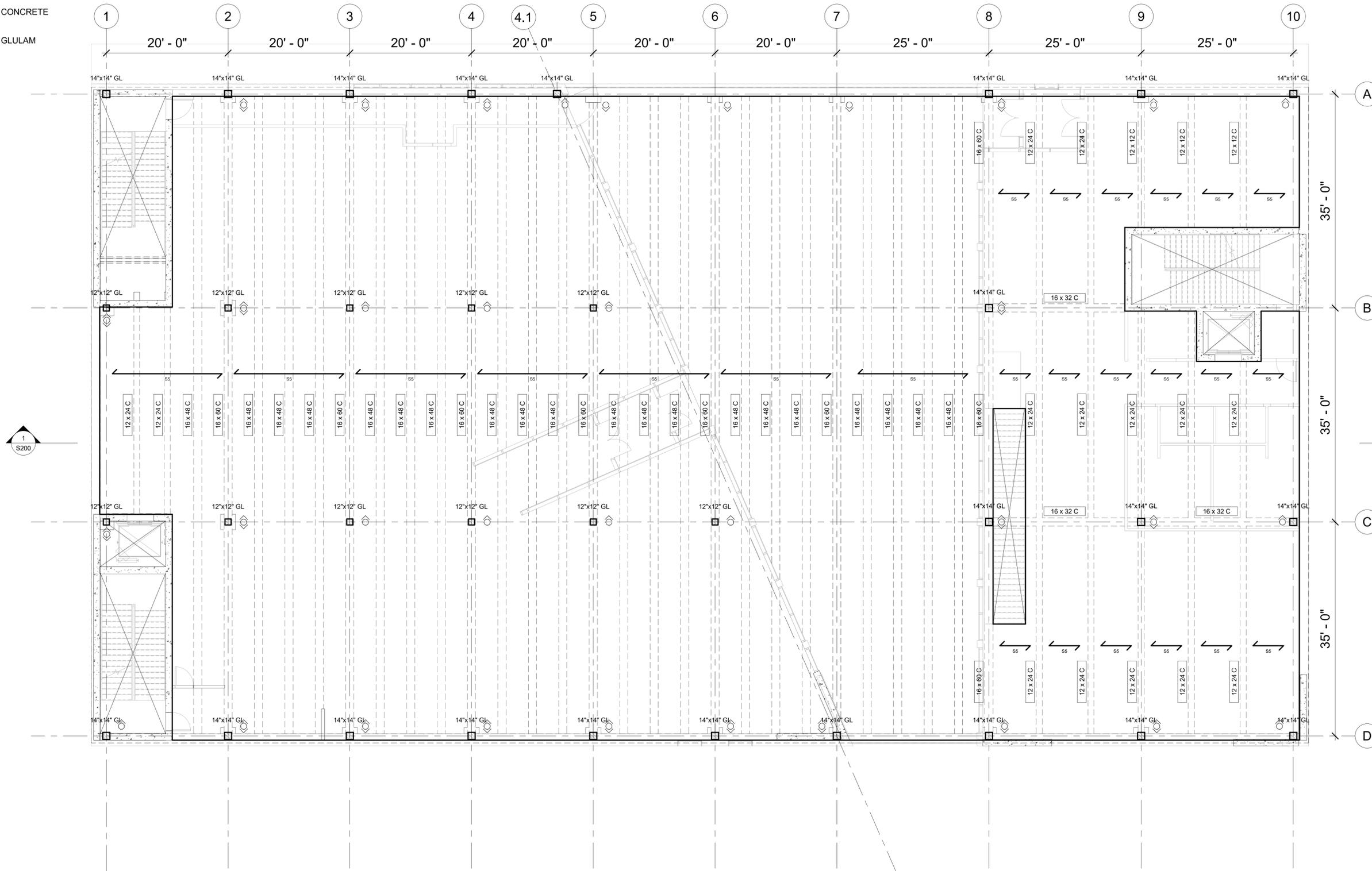
A602
 Scale 1/8" = 1'-0"



SYMBOL	DEFINITION
	COLUMN ABOVE
	COLUMN BELOW
	COLUMNS ABOVE AND BELOW
S5	5" CONCRETE SLAB
CLT8	8" CROSS-LAMINATED TIMBER
C	CONCRETE
GL	GLULAM

Project Team
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 Meissane Kouassi mak2295
 Lucia Song ls3646
 Kylie Walker knw2138

Consultants
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 Amy Harrington Structures Silman
 Chris Ashton Environments / MEP BuroHappold
 Kat Chan Enclosures Walter P Moore



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01	ISSUE FOR SCHEMATIC DESIGN	2020.10.13
02	ISSUE FOR DESIGN DEVELOPMENT	2020.12.17

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Melrose Community Center
STRUCTURAL PLAN - LEVEL 1

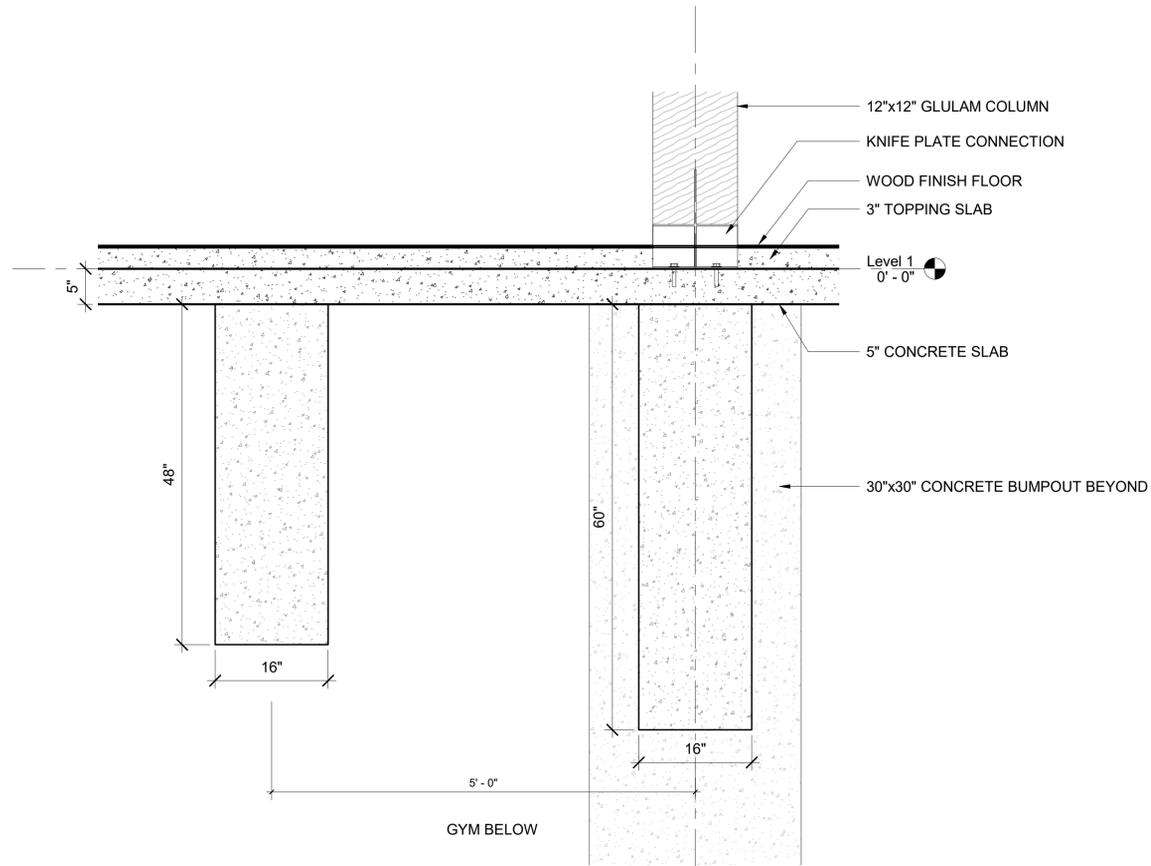
Project number 001
 Date DECEMBER 17, 2020
 Drawn by SYNCING
 Checked by AT IV Consultant Team

S111

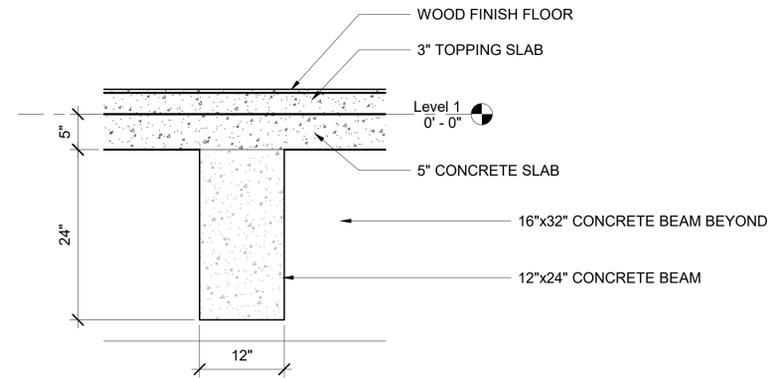
Scale 1/8" = 1'-0"

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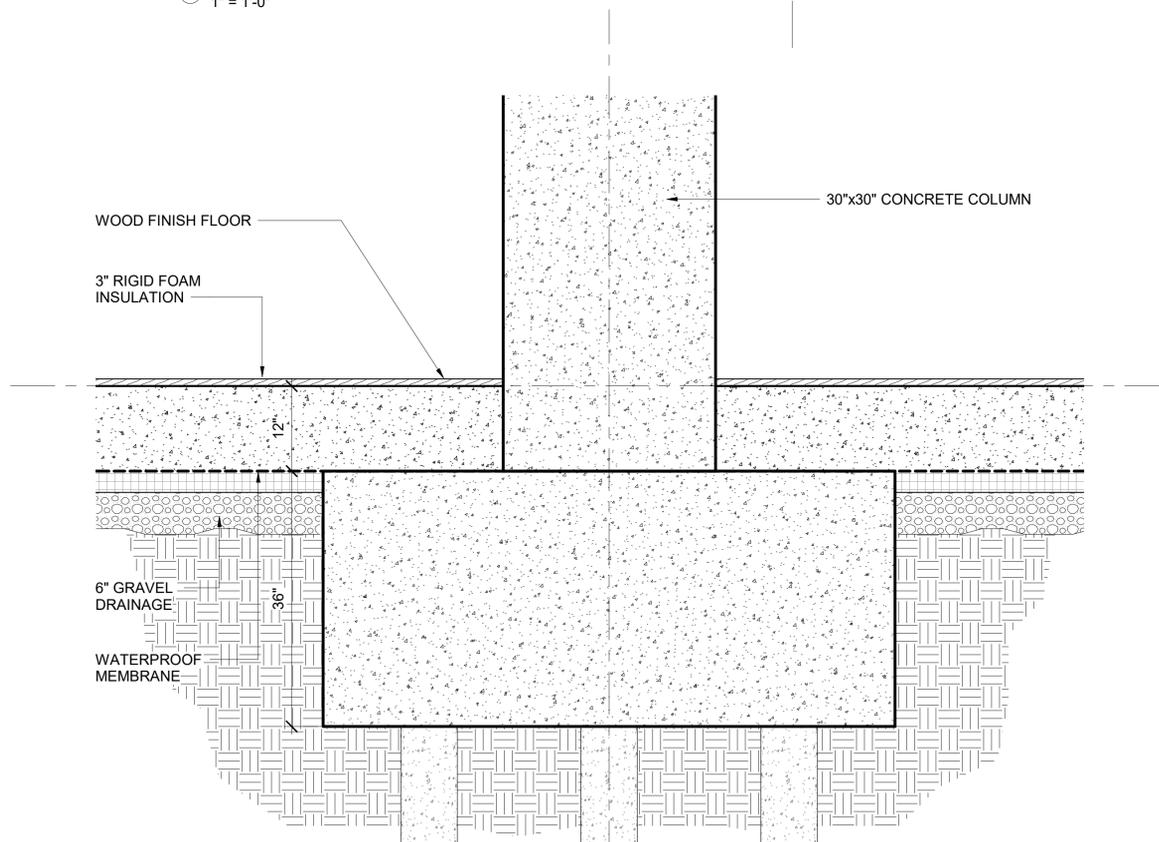
Consultants
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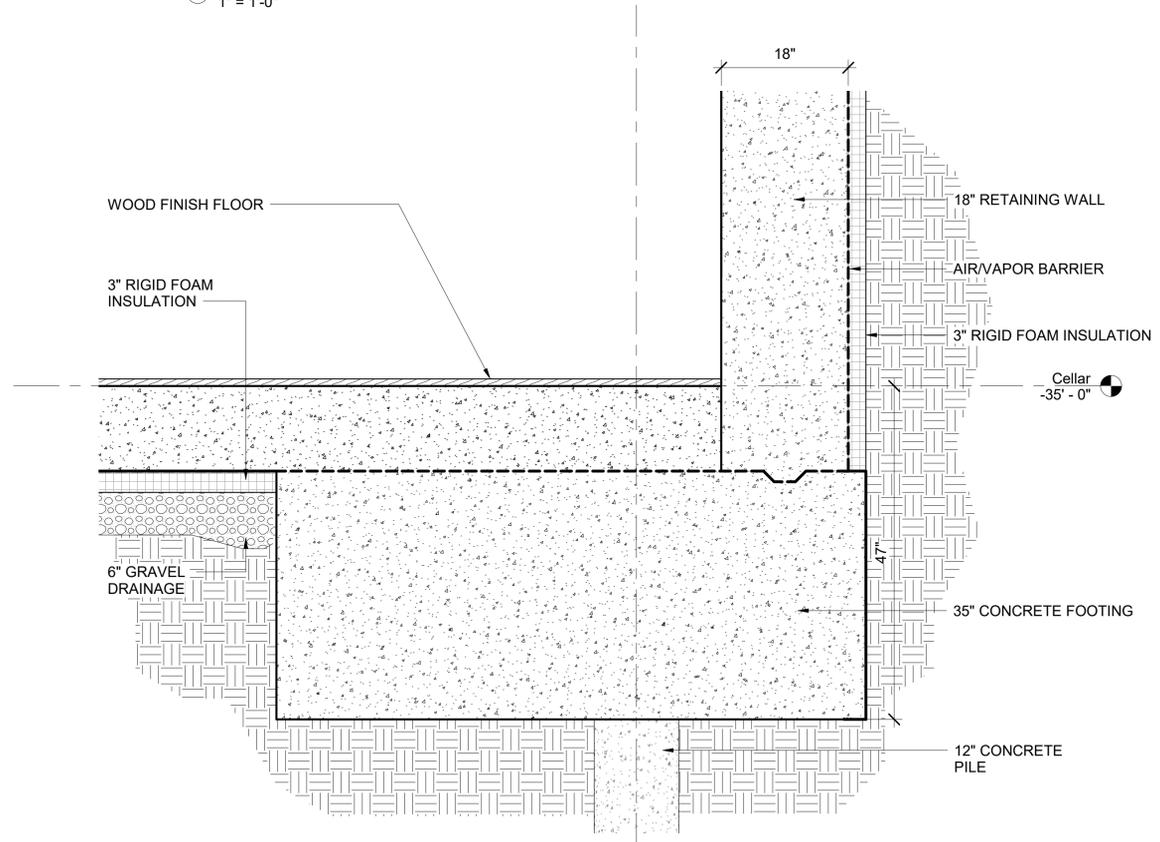
④ Structural Detail - Concrete Beams
 1" = 1'-0"



② Structural Detail - Concrete Mezzanine
 1" = 1'-0"



③ Structural Detail - Concrete Pile
 1" = 1'-0"



① Structural Detail - Concrete Retaining Wall
 1" = 1'-0"

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Melrose Community Center
 STRUCTURAL DETAILS - CONCRETE

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S300

Scale 1" = 1'-0"

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NATURAL DAYLIGHT

Daylight penetration is maximized within courtyard and northern facade to be evenly distributed to internal spaces. Planters creates an ecological shading system while allowing glare control.

MASS TIMBER

CLT and glulam are green and sustainable material, that sequesters carbon, and do not require the burning of fossil fuels during production.

BIOPHILIC DESIGN

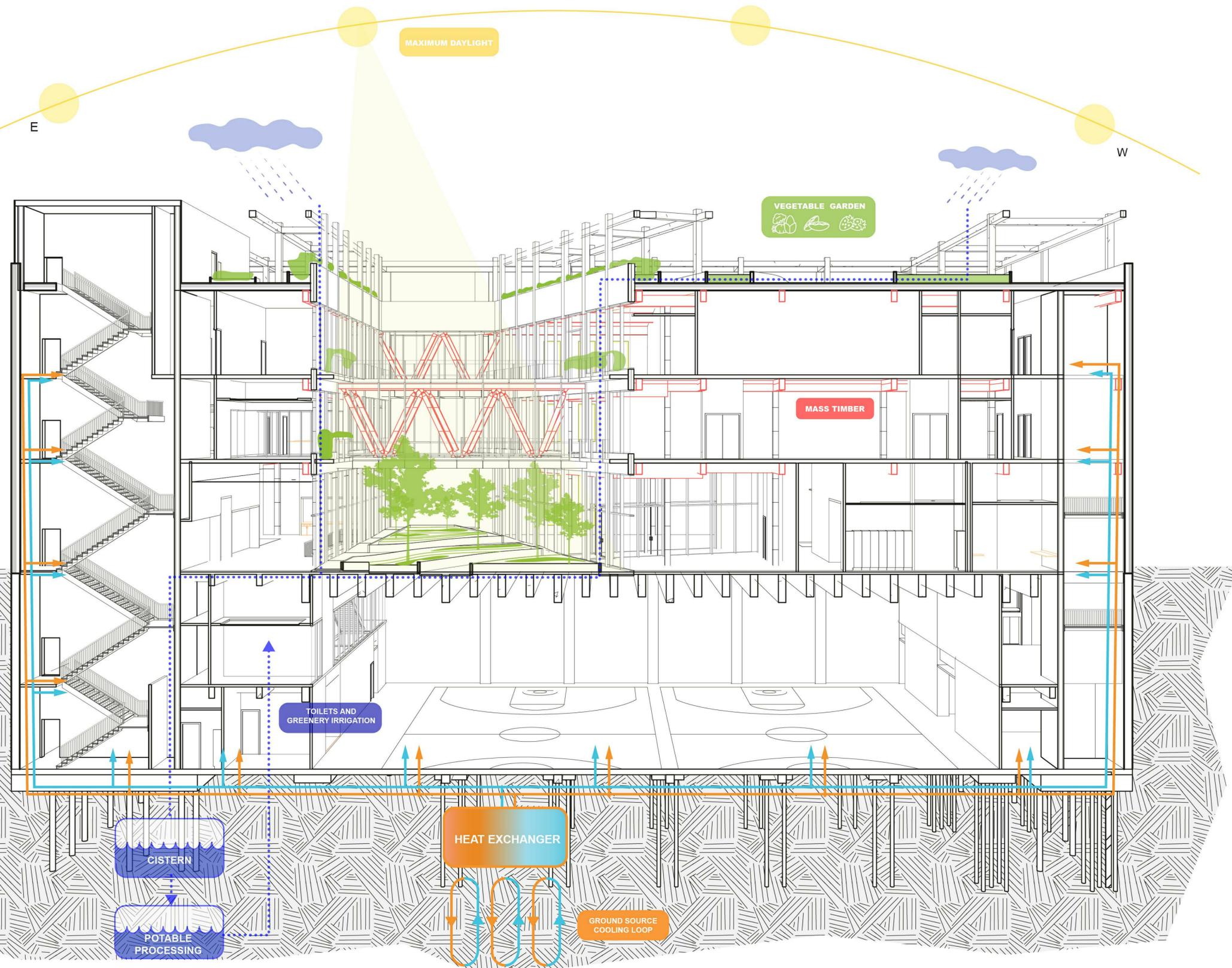
Courtyard, planters and green roof provide for elevated study and community spaces, storm water attenuation, enhanced biodiversity and create visual interest to occupants of the proposed & neighbouring buildings.

RAIN MANAGEMENT

Collected rainwater is redistributed to offset nonpotable water demand in the building and to minimise storm water runoff.

THERMAL COMFORT

Geothermal being a reliable, clean and safe renewable energy produces electricity and heat with minimal environmental impact.



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Melrose Community Center
SUSTAINABILITY STRATEGY DIAGRAM

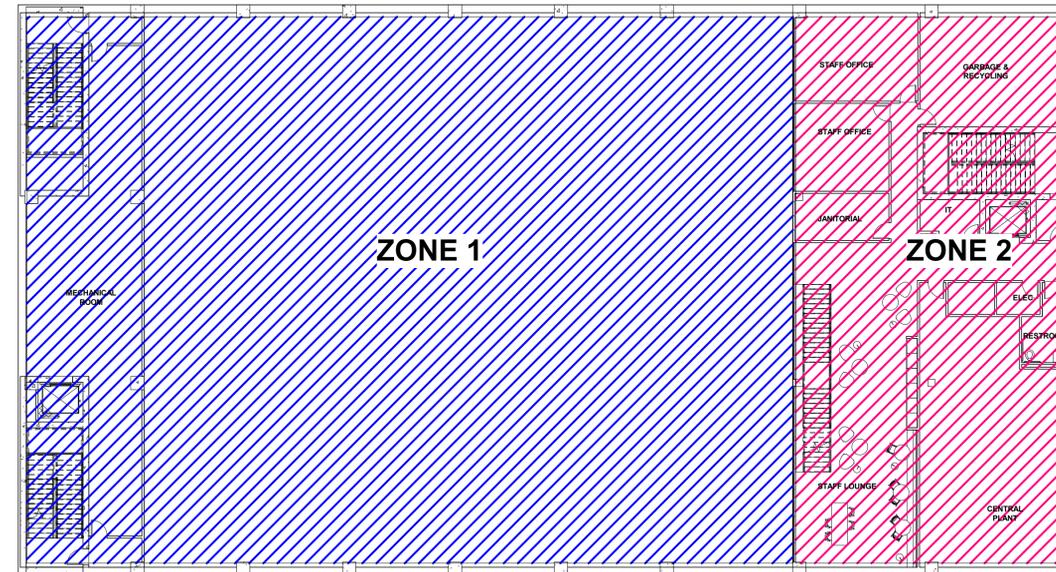
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M001

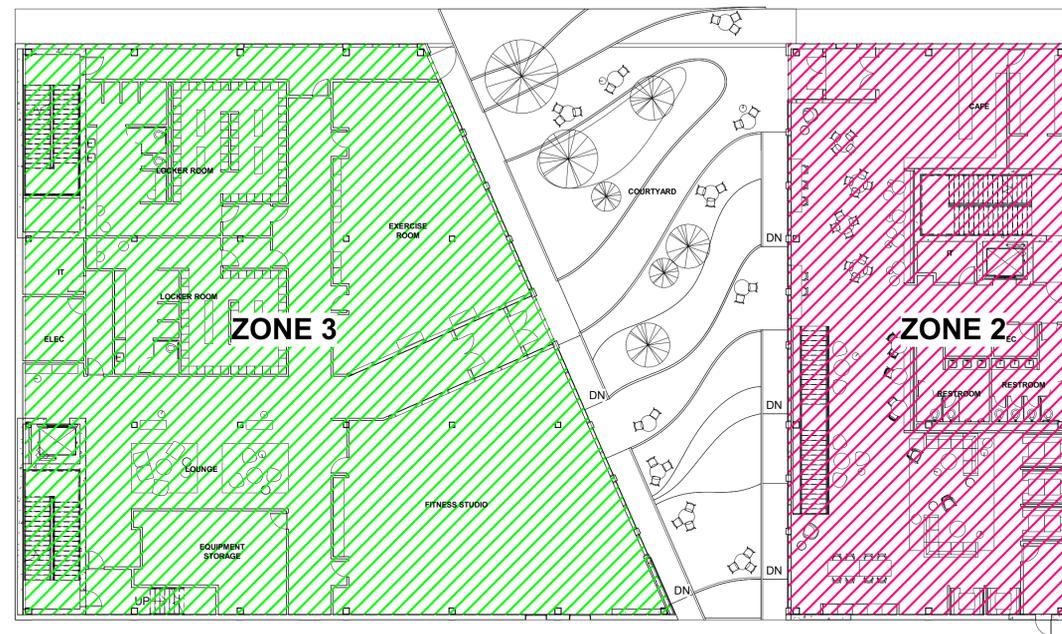
Scale NOT TO SCALE

Project Team
 Sierra Heckman ash2244
 Meissane Kouassi mak2295
 Lucia Song ls3646
 Kylie Walker knw2138

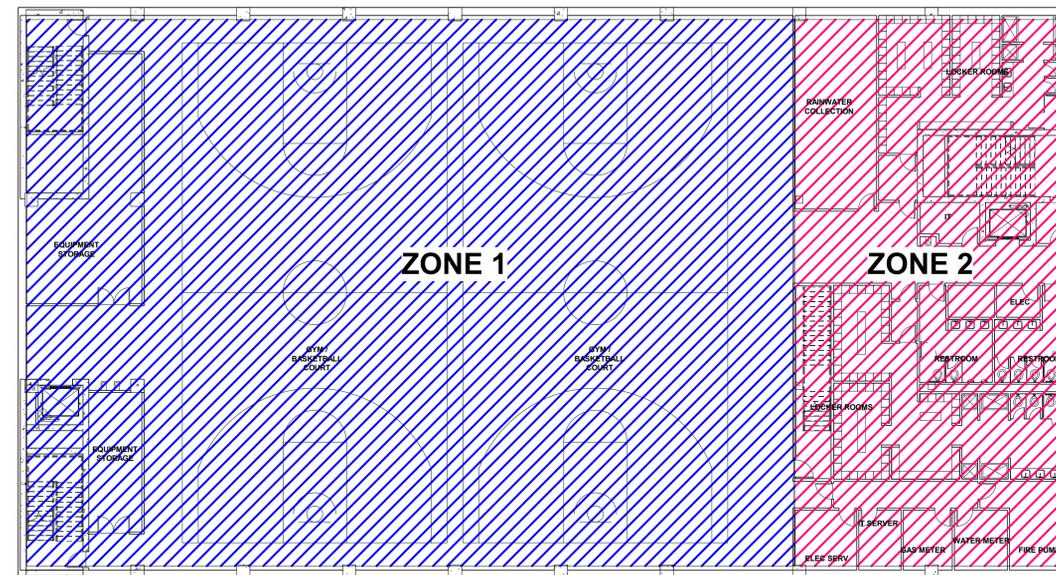
Consultants
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 Chris Ashton Environments / MEP BuroHappold
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② MEP Zoning - Cellar Mezz.
 1/16" = 1'-0"



③ MEP Zoning - Level 1
 1/16" = 1'-0"



① MEP Zoning - Cellar
 1/16" = 1'-0"

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Melrose Community Center
 MEP - ZONING

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M002.1

Scale 1/16" = 1'-0"

WALL TYPES

-  WT-1: LIMESTONE PANEL RAINSCREEN SYSTEM, ATTACHED TO CLT WALL PANELS W/ KEIL ANCHORS & GREEN GIRTS SYSTEMS
-  WT-2: KAWNEER 1620UT SSG STICK-BUILT CURTAIN WALL SYSTEM
-  WT-3: BRICK MASONRY RAINSCREEN SYSTEM, ATTACHED TO CLT WALL PANELS W/ GREEN GIRTS SYSTEM
-  WT-4: 3-HOUR RATED PARTY WALL: BRICK MASONRY RAINSCREEN SYSTEM, ATTACHED TO CMU

Project Team

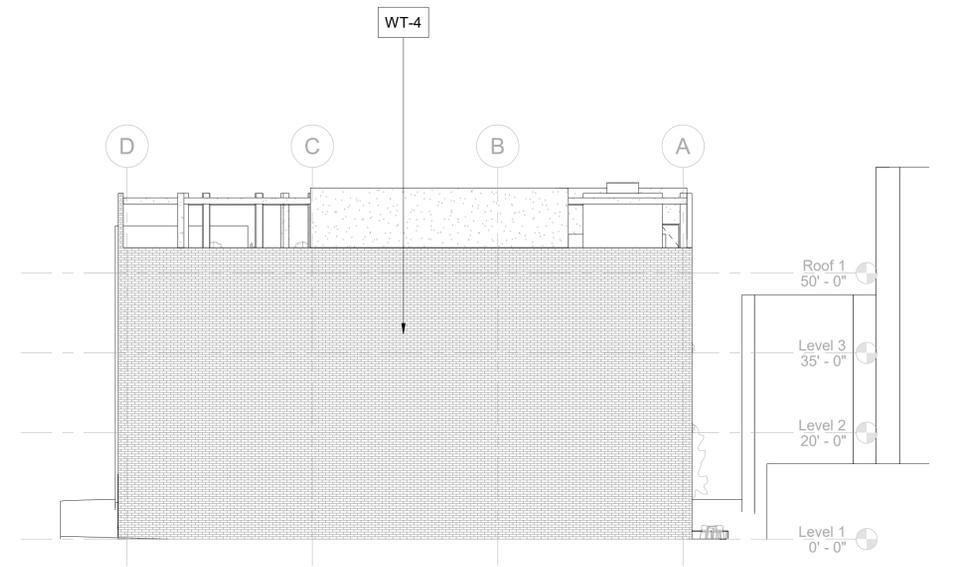
Sierra Heckman	ash2244
Meissane Kouassi	mak2295
Lucia Song	ls3646
Kylie Walker	knw2138

Consultants

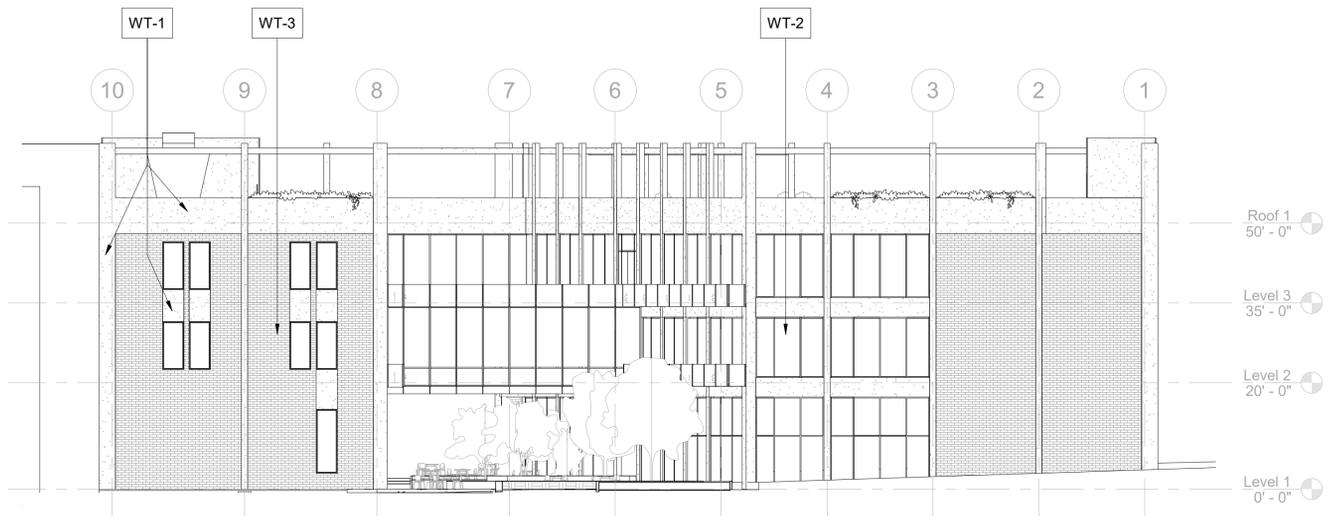
Joe Hand Architecture	SHOP Architects
Amy Harrington Structures	Silman
Chris Ashton Environments / MEP	BuroHappold
Kat Chan Enclosures	Walter P Moore



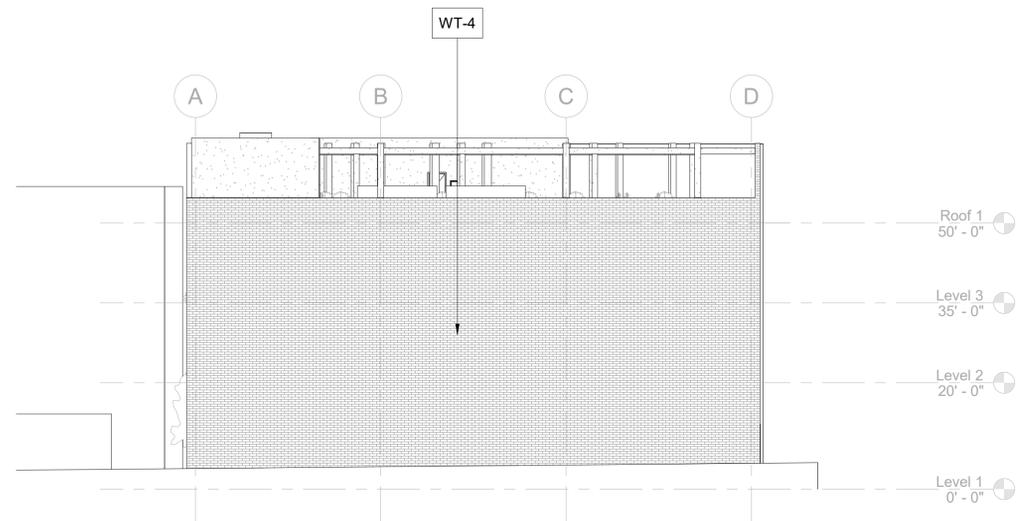
④ Elevation - South
1/16" = 1'-0"



② Elevation - East
1/16" = 1'-0"



③ Elevation - North
1/16" = 1'-0"



① Elevation - West
1/16" = 1'-0"

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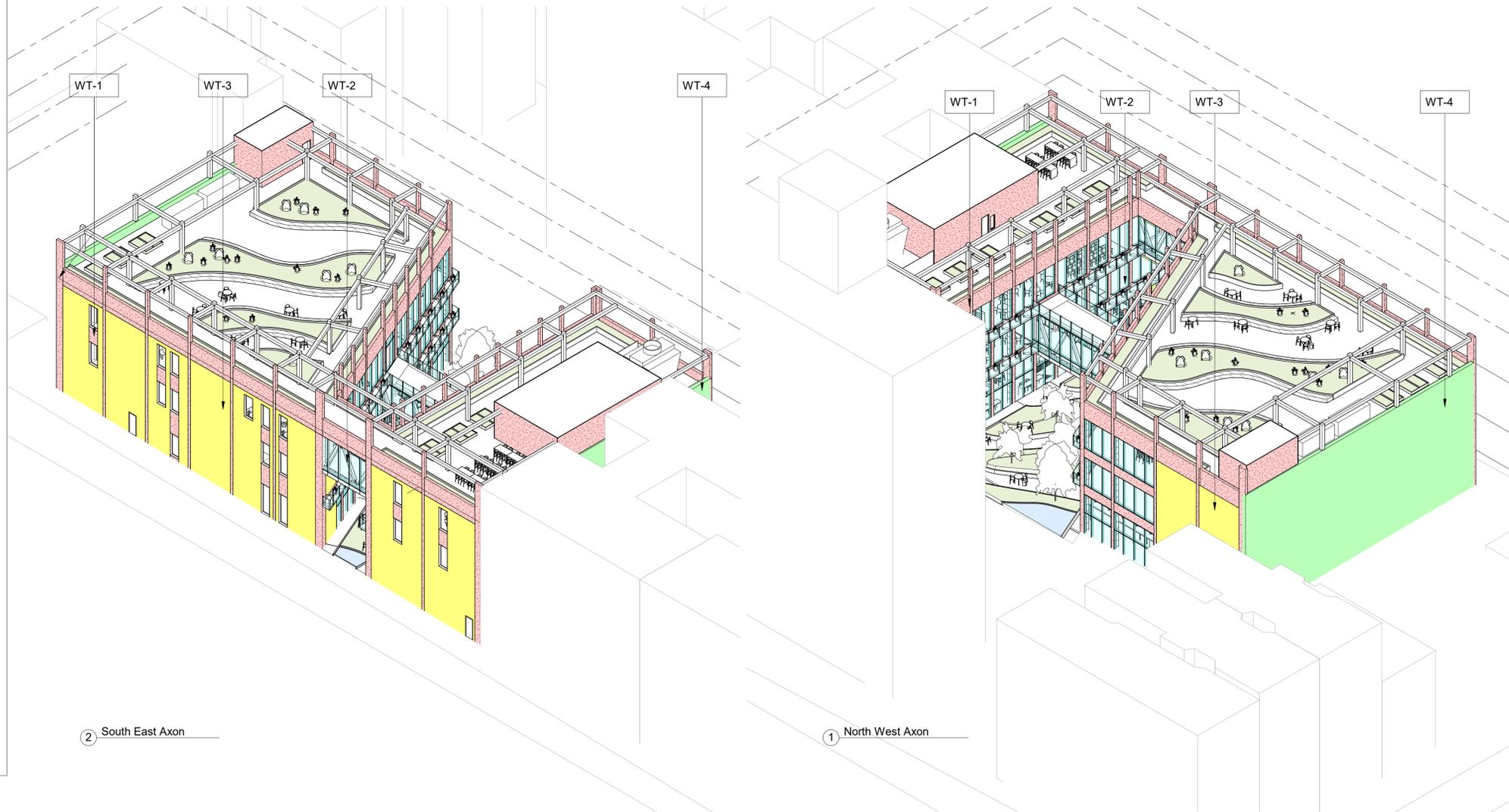
Melrose Community Center EXTERIOR BUILDING ELEVATIONS

Project number 001
Date DECEMBER 17, 2020
Drawn by SYNCING
Checked by AT IV Consultant Team

F100
Scale As indicated

SYSTEM DESCRIPTION

- WT-1:**
LIMESTONE PANEL RAINSCREEN SYSTEM, ATTACHED TO CLT WALL PANELS W/ KEIL ANCHORS & GREEN GIRTS SYSTEMS
- WT-2:**
KAWNEER 1620UT SSG STICK-BUILT CURTAIN WALL SYSTEM
- WT-3:**
BRICK MASONRY RAINSCREEN SYSTEM, ATTACHED TO CLT WALL PANELS W/ GREEN GIRTS SYSTEM
- WT-4:**
3-HOUR RATED PARTY WALL: BRICK MASONRY RAINSCREEN SYSTEM, ATTACHED TO CMU



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MATERIAL & GLAZING SCHEDULE

MATERIAL

DESCRIPTION

LOCATION

 GL-1: EXTERIOR IGU	(2) 8MM TEMPERED CLEAR VISION GLASS PANELS W/ AIR SPACE & W/ LOW-E COATING	WT-1 PUNCHED WINDOW ON LIMESTONE RAINSCREEN FACADE, WT-2 COURTYARD CURTAIN WALL
 GL-2: INTERIOR CURTAIN WALL PANEL	(2) 8MM TEMPERED CLEAR VISION GLASS PANELS W/ AIR SPACE	INTERIOR CURTAIN WALLS
 GL-3: BALCONY GLASS PANEL	6MM CLEAR VISION GLASS, TEMPERED	INTERIOR CURTAIN WALLS
 BR-1: BRICK MASONRY, CREAM	GLEN-GERY EXTRUDED BRICK, ST. CLOUD	WT-3, WT-4
 ST-1: LIMESTONE PANELS, BEIGE	INDIANA LIMESTONE THIN VENEER, VANDERBILT SERIES, FULL COLOR BLEND	WT-1
 AL-1: ALUMINUM, BONE WHITE	KAWNEER PERMACOAT, POWDER COATING	WT-1 PUNCHED WINDOW SILL & HEADER, WT-2 CURTAIN WALL MULLIONS

NOT FOR CONSTRUCTION

Melrose Community Center
FACADE SYSTEM DESCRIPTIONS

Project number 001
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F110

Scale 1/8" = 1'-0"

